



Meeting Notes

Golden Gardens Bathhouse Renovation: Project Advisory Team Meeting May 15, 2003, 6:30 to 8:00 p.m., at Ballard Community Center

PRESENT: PAT members Margo Aspholm, Carolyn Wren Clark, Jeff Cleaveland, Allen Hughes, Davidiya Kasperzyk, Cindy Lantry, Jeffrey Stolsig, Vivian MacKay, and Kathie Huus, Parks NW Sector Manager, Rhoda Lawrence/BOLA Architecture & Planning, Erin Devoto/Parks PDD Director, Richard Gelb/Parks Sustainable Building Coordinator, and Mark Johnson/Parks PM

Introductions: all

Landmarks Report – Mark Johnson

Landmarks will be voting on the designation of the Bathhouse on June 18, 2003; Mark Johnson encouraged attendance at the hearing. Jeff Cleaveland asked if the project could be delayed if the Landmarks Board does designate the Bathhouse as an historic landmark. Mark answered that it could, depending on what aspects of the building were landmarked, and the degree to which the Board felt the proposed design was in keeping with the character of the building. The proposed design is quite sympathetic to the architecture of the existing building, so it's less likely that significant changes to the design will be required. However, if such changes were required by Landmarks, the project schedule could be delayed.

Sustainability and Project Mission – Erin Devoto and Richard Gelb

- Richard Gelb, Parks Sustainable Building Coordinator, introduced the Sustainable Building Policy of the City of Seattle, enacted by the City Council in 2000: buildings larger than 5,000 sq ft buildings and that are funded for sustainable design shall meet requirements for a LEED "Silver" rating. The US Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system grades buildings on their sustainability from "Certified", through "Bronze," "Silver," and "Gold," to "Platinum," the highest rating of sustainability. The Sustainable Building Policy is not mandated retroactively for projects funded or programmed prior to 2000; none of the 2000 Pro Parks Levy project are mandated to reach the LEED "Silver" rating.
- The City's Sustainable Building Coordinators and the Office of Sustainability and Environment are evaluating recently completed LEED-rated City buildings and looking at the effects of sustainable design on operations costs. Completed buildings include the new Justice Center, Fisher Pavilion at Seattle Center, and the Seattle Police SW Precinct Station. Marion Oliver McCaw Hall and the new City Hall are being completed now, as are Parks' Carkeek Environmental Learning Center and High Point Community Center Addition.
- Erin Devoto, Director of Parks Planning and Development Division spoke, noting that most Parks buildings aren't new or over 5,000 sq ft but that Parks wants to do everything possible

and affordable to achieve sustainability in as many projects as possible. Parks is creating a scorecard/checklist for all of our projects so we can plan for the early inclusion of sustainable design elements in Parks projects. Richard is working now with a UW class to evaluate Parks' design standards and specifications for sustainability.

- Jeff Cleaveland expressed concern about how much of the project budget (\$1.7 million) would be used for construction costs and the amount dedicated to administrative costs. Erin explained that "administrative costs" may include fees paid to architects and engineers, fees for permits, costs to hold public meetings, and other necessary aspects of the project.
- Jeff Cleaveland raised concerns about the building's proposed heating system (forced air), and described some of the advantages of a hot-water, radiant floor heating system. Mark Johnson explained that analysis by the mechanical engineer and the Parks HVAC shop indicated that it would cost more to heat the building with a radiant floor system if it were operated with a "set it and leave it" approach, the typical one used in residential applications of radiant floor heating. Erin Devoto explained why the forced air system will work better for Parks in terms of how the building is likely to be operated, and that Parks takes a conservative approach to operations and maintenance. Rhoda Lawrence explained that the radiant floor heating system probably isn't the most efficient system with the proposed programming for the building, nor does a geo-thermal heat source seem likely to be affordable for the project, based on the information available to the design team.
- Kathie Huus, Parks NW Geographic Parks and Recreation Manager, emphasized that sustainability to her meant that the building could sustain itself through revenue generation to support the programs offered there: it needs to be welcoming, it needs to be easy to operate, it needs to be inexpensive to operate.
- Cindy Lantry said that she had been concerned that Parks would install overly sophisticated equipment in the building and then not be able to maintain it. She is glad to hear that Parks is trying to keep it simple and easy to operate and maintain.

Design Update – Rhoda Lawrence

- Rhoda reported on the second lighting lab visit at Jeff's request: ridge sky lights and western sun screens appear to provide the best daylighting. Vivian MacKay questioned the sun screens in winter: won't they prevent sky-light entering the windows when it's wanted? Rhoda said the design team would look into this question. Orientation of the shading louvers or vanes may allow low winter light to enter windows directly.
- Site development: Concern about terraces and boardwalk: Vivian suggested that there be more terrace space on the west side of the building. Rhoda explained that a larger terrace area is proposed than that shown in the drawing. Cindy questioned the plantings on the east side: won't they be trampled? Rhoda noted that Parks had requested a simplified design of plantings in this area and that the budget does not support plantings around the building at this time. Jeff questioned the wet lab space and how it will be used: is it really a good use of space to provide a marine biology classroom in the Bathhouse? Mark responded that it is a highly flexible space for art, theatre, and music activities. Most present felt that the wet lab is an important part of the project.
- Cindy agreed that keeping the wet lab simple will lead to greater informal use by groups visiting the beach.
- Mark will email PAT members with Beth Chave's email address for testimony on GGBH designation hearing for 6/8: beth.chave@seattle.gov

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- Vivian asks about lighting: HID Industrial fixtures are proposed for the Brick Room and fluorescents fixtures for other spaces.

Meeting Adjourned: 8 pm

Final PAT Meeting

19 June 2003, 6:30 – 8:00 p.m. at the Bathhouse.

Contact Information:

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